

# SHERIFF'S SALE

## Distribution Sheet

Service 1<sup>st</sup> FCU vs. Nelson Gross  
 NO. 772-2025 JD DATE OF SALE: February 4, 2026  
 NO. 88-2025 ED

I HEREBY CERTIFY AND RETURN, That in obedience to and by virtue of the within writ, to me directed, I seized and took into execution the within described real estate, and after having given due legal and timely notice of the time and place of sale, by advertisements in divers public newspapers and by handbills set up in the most public places in my bailiwick, I did on (date) February 4, 2026 and (time) 9:00 AM, of said day at the Court House, in the Town of Bloomsburg, Pennsylvania, expose said premises to sale at public vendue or outcry, when and where I sold the same to Scott Watkins for the price or sum of \$116,900.00 Dollars. Scott Watkins being the highest and best bidder, and that the highest and best price bidden for the same; which I have applied as follows:

Bid Price .....	\$	<u>116,900.00</u>	
Poundage .....		<u>2,338.00</u>	
Transfer Taxes .....		<u>7,567.30</u>	
Total Needed to Purchase .....	\$	<u>116,900.00</u>	
Amount Paid Down .....			<u>116,900.00</u>
Balance Needed to Purchase .....			

**EXPENSES:**

Columbia County Sheriff - Costs .....	\$	<u>428.50</u>	
Poundage .....		<u>2,338.00</u>	\$ <u>2,766.50</u>
Newspaper .....			<u>1,473.35</u>
Printing .....			<u>-0-</u>
Solicitor .....			<u>150.00</u>
Columbia County Prothonotary .....			<u>10.00</u>
Columbia County Recorder of Deeds -		Deed copy work	<u>87.75</u>
		Realty transfer taxes	<u>3,783.65</u>
		State stamps	<u>3,783.65</u>
Tax Collector ( )			<u>1,035.14</u>
Columbia County Tax Assessment Office .....			<u>7,134.82</u>
State Treasurer .....			<u>40.00</u>
Other: <u>Web Portal</u>			<u>100.00</u>
<u>Lien Search</u>			<u>250.00</u>

TOTAL EXPENSES: \$ 20,614.86

Total Needed to Purchase	\$	<u>116,900.00</u>	
Less Expenses		<u>20,614.86</u>	
Net to First Lien Holder		<u>84,650.19</u>	
Plus Deposit		<u>2,000.60</u>	
Total to First Lien Holder	\$	<u>86,650.19</u>	
			<u>116,349.95</u>

Sheriff's Office, Bloomsburg, Pa. }  
 \_\_\_\_\_

So answers Boal,  
T. H. [Signature] Sheriff

**COUNTY OF COLUMBIA**  
**TAX CLAIM BUREAU AND TAX OFFICE**  
**PO BOX 380**  
**BLOOMSBURG PA 17815**  
**REAL ESTATE TAX CERTIFICATION**

Date: 04/21/2026

Fee: \$15.00

Cert. NO: 52522

GROSS NELSON L & DONNA R  
 216 KINDT ROAD  
 BLOOMSBURG PA 17815

District: MT PLEASANT TWP  
 Deed: 0278 - 0900  
 Location: 216 KINDT RD  
 Parcel Id: 26 -02 -009-02,000

Assessment: 53,975  
 Balances as of 04/21/2026

BY 04/30/2026

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
2026	PRM26	COUNTY	959.25	0.00		0.00	959.25
2026	PRM26	MUNICIPAL	60.89	0.00		0.00	60.89
TOTAL			\$1,020.14				\$1,020.14

By: Sheriff

Per: EM

**TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE**

DATE: 21-APR-26

FEE: \$15.00

CERT. NO: 52520

GROSS NELSON L & DONNA R  
216 KINDT ROAD  
BLOOMSBURG PA 17815

DISTRICT: MT PLEASANT TWP  
DEED: 0278-0900  
LOCATION: 216 KINDT RD BLOOMSBURG  
PARCEL: 26 -02 -009-02,000

YEAR	BILL ROLL	AMOUNT	-----PENDING-----		TOTAL AMOUNT DUE
			INTEREST	COSTS	
025	PRIM	3,885.54	28.17	40.00	3,953.71
024	PRIM	2,991.11	20.00	155.00	3,166.11
TOTAL DUE:					\$7,119.82

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF:            May            , 2026

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2025

REQUESTED BY: \_\_\_\_\_

*Sheriff*

**COLUMBIA COUNTY REGISTER AND RECORDER  
RECEIPT**

Inv Number: 282939	Invoice Date: 04/20/2026 11:41:32 AM	RECEIPT	Reg/Drw ID: 0102
Customer: SHERIFF OFFICE	Last Change:	Receipt By: MAIL	By: HAS

Chg #	Charge / Payment / Fee Description	Amount	Inst # / Inst Date	Municipality
1	DEED	\$7,655.05	202603006 04/20/26 11:41:34 AM	MT. PLEASANT TOWNSHIP
	Grantor - GROSS, NELSON L			
	Grantee - PLS LEGACY PROPERTIES LLC			
	Consideration - \$116,900.00			
	Tax Basis - \$378,364.75			
	Return Via - MAIL			
	Fees Summary:			
	STATE TRANSFER TAX	\$3,783.65		
	STATE WRIT TAX	\$0.50		
	JCS/ACCESS TO JUSTICE	\$41.25		
	AFFORDABLE HOUSING	\$13.00		
	BLIGHTED PROPERTY/DEMOLITION FUND	\$15.00		
	RECORDING FEES - RECORDER	\$13.00		
	RECORDER IMPROVEMENT FUND	\$3.00		
	COUNTY IMPROVEMENT FUND	\$2.00		
	CENTRAL COLUMBIA AREA SCHOOL REALTY TAX	\$1,891.83		
	MT. PLEASANT TOWNSHIP	\$1,891.82		
	Inst Info: SHERIFF DEED			
	<b>TOTAL CHARGES</b>	<b>\$7,655.05</b>		
	<b>PAYMENTS</b>			
	CHECK: 9799 - SHERIFF OFFICE	\$87.75		
	CHECK: 9800 - SHERIFF OFFICE	\$3,783.65		
	CHECK: 9801 - SHERIFF OFFICE	\$3,783.65		
	<b>TOTAL PAYMENTS</b>	<b>\$7,655.05</b>		
	<b>AMOUNT DUE</b>	<b>\$7,655.05</b>		
	<b>PAYMENT ON INVOICE</b>	<b>(\$7,655.05)</b>		
	<b>BALANCE DUE ON INVOICE</b>	<b>\$0.00</b>		

**TAX CLAIM BUREAU  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX LIEN CERTIFICATE**

DATE: 12-FEB-26

FEE: \$15.00

CERT. NO: 51796

GROSS NELSON L & DONNA R  
216 KINDT ROAD  
BLOOMSBURG PA 17815

DISTRICT: MT PLEASANT TWP  
DEED: 0278-0900  
LOCATION: 216 KINDT RD BLOOMSBURG  
PARCEL: 26 -02 -009-02,000

YEAR	BILL ROLL	AMOUNT	-----PENDING----- INTEREST	COSTS	TOTAL AMOUNT DUE
025	PRIM	3,799.20	0.00	0.00	3,799.20
024	PRIM	2,951.11	0.00	0.00	2,951.11
TOTAL DUE :					\$6,750.31

TAX CLAIM TOTAL AMOUNT DUE DURING THE MONTH OF: February ,2026

THIS IS TO CERTIFY THAT, ACCORDING TO OUR RECORDS, TAX LIENS AS OF  
DECEMBER 31, 2025

REQUESTED BY: \_\_\_\_\_

**COUNTY OF COLUMBIA  
TAX CLAIM BUREAU AND TAX OFFICE  
PO BOX 380  
BLOOMSBURG PA 17815  
REAL ESTATE TAX CERTIFICATION**

Date: 02/12/2026

Fee: \$15.00

Cert. NO: 51797

GROSS NELSON L & DONNA R  
216 KINDT ROAD  
BLOOMSBURG PA 17815

District: MT PLEASANT TWP  
Deed: 0278 - 0900  
Location: 216 KINDT RD  
Parcel Id: 26 -02 -009-02,000

Assessment: 53,975  
Balances as of 02/12/2026

BY 04/30/2026

YEAR	CYCLE	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
2026	PRM26	COUNTY	959.25	0.00		0.00	959.25
2026	PRM26	MUNICIPAL	60.89	0.00		0.00	60.89
TOTAL			\$1,020.14				\$1,020.14

*Boed*

By: \_\_\_\_\_

Per: \_\_\_\_\_

**352- First Settlement: 10% + BP Due 02/15/2026**

BidDeposit Fee	Total Due to B4A	Grand Total Due	Less Deposit Applied	Less Settlement Received	Total Received from Bidders
\$ 35.00	\$ 1,823.50	\$ 1,858.50	\$ (535.00)	\$ (118,188.50)	\$ (118,723.50)
\$ 35.00	\$ 1,823.50	\$ 1,858.50	\$ (535.00)	\$ (118,188.50)	\$ (118,723.50)

Scott G Watkins ?  
 935 SR 93  
 Burke 116 900

Grand Total of Funds Received
<b>SUMMARY</b>
Due to County
Winning Bids
Subtotal Auction Proceeds
Uncollected from bidders
Overpayments from Depositors
Total Due to County
Due to Bid4Assets
BidDeposit Fee
Bid4Assets Settlement Fee
Buyer's Premium
Total Due to Bid4Assets
<b>Check Totals</b>
Total Disbursed to County
Total Disbursed to B4A
Total Collected from Bidders
Balance

# Columbia Cour

**AuctionID** ATN

1237991 26 02 00902

**High Bidder Name**

kyle watkins

**B4A UserID**

938825

**Winner Email**

kyle@sorgerealty.com

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION  
Plaintiff

vs.

NELSON L. GROSS  
Defendant

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: OF PENNSYLVANIA  
: COLUMBIA COUNTY BRANCH  
: CIVIL ACTION  
:  
: CV-772-2025  
: **2025-EP-88**  
: ACTION IN MORTGAGE FORECLOSURE

**NOTICE OF SALE**  
**SHERIFF'S SALE**

By virtue of Writ of Execution issued out of the Court of Common Pleas of Montour County, to the Sheriff directed, there will be exposed at public sale at the Sheriff's Office at ~~35~~ **Bid4Assets.com** ~~W. Main Street, Bloomsburg, Columbia County, Pennsylvania, at~~ **9a.m - 12p.m** ~~.M.~~ on **February 4**, 2026, the sale upon the property as is more particularly described in the attached description.

Seized and taken in execution and to be sold as the property of Nelson L. Gross, by Timothy Chamberlain, Sheriff of Columbia County.

**NOTICE** is hereby given that any claims to the described property which is attached hereto and made a part hereof as Exhibit "A", shall be filed with the Sheriff before sale and all claims to the proceeds shall be filed before distribution. A schedule of distribution will be filed by the Sheriff within thirty (30) days after sale of the real property. Distribution will be made in

accordance with that schedule unless exceptions are filed hereto within ten (10) days after the filing of the schedule.

Respectfully submitted,

**WIEST, MUOLO, NOON SWINEHART &  
BATHGATE**

BY: 

William R. Swinehart, Esquire  
240-246 Market Street, P.O. Box 791  
Sunbury, PA 17801  
(570) 286-7777  
(570) 286-8075 (fax)  
[wswinehart@wmnsb.com](mailto:wswinehart@wmnsb.com)  
Attorney for Plaintiff

## Exhibit "A"

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate in the Township of Mount Pleasant, County of Columbia, and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin corner situate along the southerly line of Township Public Route No. 545, said point being in the northwesterly corner of Lot No. 4 of the plot of lots of Fannie Ikeler and being in line of other lands of Fannie Ikeler; thence along the westerly line of lands of Fannie Ikeler designated as Lot No. 4, south 3 degrees 14 minutes 15 seconds east, 435.48 feet to an iron pin corner in line of lands of Harman E. and Erma Border; thence along the lands of Border, south 81 degrees 50 minutes 29 seconds west, 245.37 feet to an iron pin corner at the southeasterly corner of Lot No. 2 being other lands of Fannie Ikeler; thence along the easterly line of lot No. 2, north 3 degrees 14 minutes 15 seconds west, 491.84 feet to an iron pin corner situate along the southerly line of the aforesaid Township Route No. 545; thence along the southerly line of Township Route 545, south 85 degrees 01 minute 10 seconds east, 247.00 feet to the place of beginning. CONTAINING 2.602 acres of land and being designated as Lot No. 3 of the plot of lots of Fannie Ikeler as prepared by Orangeville Surveying Consultants dated August 23, 1976.

**216 Kindt Road, Bloomsburg, PA 17815**

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION  
Plaintiff

vs.

NELSON L. GROSS  
Defendant

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: OF PENNSYLVANIA  
: COLUMBIA COUNTY BRANCH  
: CIVIL ACTION  
:  
: CV-772-2025  
: **2025-EP-88**  
: ACTION IN MORTGAGE FORECLOSURE

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Susquehanna Community Bank, Plaintiff in the above action, sets forth as of the date of filing of the Praecipe for Writ of Execution, the following information concerning the real property described in the attached Exhibit "A":

1. Name and address of owners or reputed owners:

NELSON L. GROSS  
200 Berwick Road  
Orangeville, PA 17859

2. Name and address of Defendant(s) in the judgment:

NELSON L. GROSS  
200 Berwick Road  
Orangeville, PA 17859

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION  
1985 Montour Boulevard  
P.O. Box 159  
Danville, PA 17821

4. Name and address of the last recorded holder of every mortgage of record:

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION  
1985 Montour Boulevard  
P.O. Box 159  
Danville, PA 17821

5. Name and address of every other person who has a record lien on the property:

COLUMBIA COUNTY TAX CLAIMS  
11 W. Main Street  
Bloomsburg, PA 17815

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Pa SCDU  
P.O. Box 69110  
Harrisburg, PA 17106

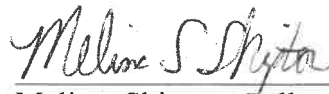
7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant  
216 Kindt Road  
Bloomsburg, PA 17815

Occupant  
216 Kindt Road  
Bloomsburg, PA 17815

### VERIFICATION

I verify that the statements made in this Affidavit are true and correct. I understand that false statements are made subject to the penalties of 18 Pa. C.S.A. §4904, relating to unsworn falsification to authorities.



\_\_\_\_\_  
Melissa Shipton, Collections Manager  
Service 1<sup>st</sup> Federal Credit Union

## Exhibit "A"

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate in the Township of Mount Pleasant, County of Columbia, and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin corner situate along the southerly line of Township Public Route No. 545, said point being in the northwesterly corner of Lot No. 4 of the plot of lots of Fannie Ikeler and being in line of other lands of Fannie Ikeler; thence along the westerly line of lands of Fannie Ikeler designated as Lot No. 4, south 3 degrees 14 minutes 15 seconds east, 435.48 feet to an iron pin corner in line of lands of Harman E. and Erma Border; thence along the lands of Border, south 81 degrees 50 minutes 29 seconds west, 245.37 feet to an iron pin corner at the southeasterly corner of Lot No. 2 being other lands of Fannie Ikeler; thence along the easterly line of lot No. 2, north 3 degrees 14 minutes 15 seconds west, 491.84 feet to an iron pin corner situate along the southerly line of the aforesaid Township Route No. 545; thence along the southerly line of Township Route 545, south 85 degrees 01 minute 10 seconds east, 247.00 feet to the place of beginning. CONTAINING 2.602 acres of land and being designated as Lot No. 3 of the plot of lots of Fannie Ikeler as prepared by Orangeville Surveying Consultants dated August 23, 1976.

**216 Kindt Road, Bloomsburg, PA 17815**

## Timothy Chamberlain

---

**From:** William Swinehart <wswinehart@wmnsb.com>  
**Sent:** Thursday, February 5, 2026 9:38 AM  
**To:** Timothy Chamberlain  
**Cc:** Missy Shipton (shiptonm@service1.org)  
**Subject:** RE: Gross opening bid

Sheriff,

The amount due is the amount set forth on the Writ of \$80,185.19 plus accrued interest through the date of sale of \$2,465.00 for a total due of \$82,650.19 plus the reimbursement of taxable costs as set forth on the reverse side of the Writ of \$255.25.

*William R. Swinehart, Esq.*

Wiest, Muolo, Noon, Swinehart & Bathgate  
P. O. Box 791  
240-246 Market Street  
Sunbury, PA 17801  
570-286-7777 Phone  
570-2868075 Fax  
[wswinehart@wmnsb.com](mailto:wswinehart@wmnsb.com)

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**From:** Timothy Chamberlain <tchamberlain@columbiapa.org>  
**Sent:** Wednesday, February 4, 2026 4:16 PM  
**To:** William Swinehart <wswinehart@wmnsb.com>  
**Subject:** RE: Gross opening bid

Atty Swinehart,

Can you give me a total owed that includes interest and any other costs that may be due up to time of sale?

---

**From:** William Swinehart [<mailto:wswinehart@wmnsb.com>]  
**Sent:** Wednesday, February 4, 2026 8:44 AM  
**To:** Timothy Chamberlain <tchamberlain@columbiapa.org>  
**Subject:** Re: Gross opening bid

Thank you.  
Sent from my iPhone

On Feb 4, 2026, at 8:41 AM, Timothy Chamberlain <tchamberlain@columbiapa.org> wrote:

I can confirm your reserve of 78,500 is entered correctly.

---

**From:** William Swinehart [<mailto:wswinehart@wmnsb.com>]  
**Sent:** Wednesday, January 28, 2026 4:01 PM  
**To:** Timothy Chamberlain <tchamberlain@columbiapa.org>

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION  
vs.  
NELSON L GROSS

Case Number  
2025CV772

**PROPERTY ADDRESS**

216 KINDT ROAD, BLOOMSBURG, PA 17815

## REAL ESTATE SALE REQUEST LEDGER

DATE	CATEGORY	MEMO	CHK #	DEBIT	CREDIT
10/14/2025	Advance Fee	Advance Fee	222407	\$0.00	\$2,000.00
10/14/2025	Advertising Sale (Newspaper)			\$15.00	\$0.00
10/14/2025	Advertising Sale Bills & Copies			\$17.50	\$0.00
10/14/2025	Crying Sale			\$10.00	\$0.00
10/14/2025	Docketing			\$15.00	\$0.00
10/14/2025	Levy			\$15.00	\$0.00
10/14/2025	Mailing Costs			\$30.00	\$0.00
10/14/2025	Posting Handbill			\$15.00	\$0.00
10/14/2025	Poundage			\$2,338.00	\$0.00
10/14/2025	Press Enterprise Inc.			\$1,473.35	\$0.00
10/14/2025	Prothonotary, Acknowledge Deed			\$10.00	\$0.00
10/14/2025	Sheriff Automation Fund			\$50.00	\$0.00
10/14/2025	Sheriff's Deed			\$35.00	\$0.00
10/14/2025	Solicitor Services			\$150.00	\$0.00
10/14/2025	Transfer Tax Form			\$25.00	\$0.00
10/14/2025	Web Posting			\$100.00	\$0.00
01/27/2026	Service			\$150.00	\$0.00
01/27/2026	Service Mileage			\$12.00	\$0.00
01/27/2026	Distribution Form			\$25.00	\$0.00
01/27/2026	Copies			\$5.00	\$0.00
01/27/2026	Notary Fee			\$10.00	\$0.00
01/27/2026	Tax Claim Search			\$15.00	\$0.00
01/27/2026	Surcharge			\$40.00	\$0.00
01/27/2026	Recording Fees			\$86.75	\$0.00
02/04/2026	Recorder, Lien Search			\$250.00	\$0.00
02/04/2026	Transfer Taxes (Local)			\$3,783.65	\$0.00
02/04/2026	Transfer Taxes (State)			\$3,783.65	\$0.00

**\$12,459.90    \$2,000.00**

<b>TOTAL BALANCE:</b>	<b>\$(10,459.90)</b>
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# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



**Plaintiff** vs. **Defendant**  
SERVICE 1ST FEDERAL CREDIT UNION vs. NELSON L GROSS

**Attorney for the Plaintiff:**  
WIEST, MUOLO, NOON, SWINEHART &  
BATHGATE  
240-246 MARKET STREET  
SUNBURY, PA 17801

**Sheriff's Sale Date:** Wednesday, February 4, 2026  
**Sale Number:** 2025ED88  
**Writ of Execution No. :** 2025CV772  
**Advance Sheriff Costs:** \$2,000.00

**Location of the real estate:** 216 KINDT ROAD, BLOOMSBURG, PA 17815, MOUNT PLEASANT TOWNSHIP

## Sheriff Costs

Advertising Sale (Newspaper)	\$15.00
Advertising Sale Bills & Copies	\$17.50
Crying Sale	\$10.00
Docketing	\$15.00
Levy	\$15.00
Mailing Costs	\$30.00
Posting Handbill	\$15.00
Press Enterprise Inc.	\$1,473.35
Prothonotary, Acknowledge Deed	\$10.00
Sheriff Automation Fund	\$50.00
Sheriff's Deed	\$35.00
Solicitor Services	\$150.00
Transfer Tax Form	\$25.00
Web Posting	\$100.00
Service	\$150.00
Service Mileage	\$12.00
Distribution Form	\$25.00
Copies	\$5.00
Notary Fee	\$10.00
Tax Claim Search	\$15.00
Surcharge	\$40.00

**Total Sheriff Costs** \$2,217.85

## Distribution Costs

Recording Fees \$86.75

**Total Distribution Costs** \$86.75

**Grand Total:** \$2,304.60

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

STATE OF PENNSYLVANIA }  
COUNTY OF COLUMBIA } SS

Janene Hachemeister being duly sworn according to law deposes and says that Press Enterprise is a newspaper of general circulation with its principal office and place of business at 3185 Lackawanna Avenue, Bloomsburg, County of Columbia and State of Pennsylvania, and was established on the 1st day of March, 1902, and has been published daily, continuously in said, Town, County and State since that day and on the attached notice, published on dates listed below, and that the affiant is one of the officers or publisher or designated agent of the owner or publisher of said newspaper in which legal advertisement was published; that neither the affiant nor Press Enterprise is interested in the subject matter of said notice and advertisement and that all of the allegations in the foregoing statement as to time, place, and character of publication are true.

Ad Text: Gross Sale CV772  
Date(s) Published: 01/14/2026, 01/21/2026, 01/28/2026



Sworn and subscribed to before me  
this 28 day of January 20 26.



(Notary Public)

Commonwealth of Pennsylvania - Notary Seal  
Shawn H. Stair, Notary Public  
Columbia County  
My commission expires August 12, 2029  
Commission number 1404114  
Member, Pennsylvania Association of Notaries

Ad Image On Next Page

And now, \_\_\_\_\_, 20\_\_\_\_, I  
hereby certify that the advertising and publication  
charges amounting to \$\_\_\_\_\_ for publishing  
the foregoing notice and the fee for this affidavit have  
been paid in full.

TIM CHAMBERLAIN - COLUM COUNTY SHER  
PO BOX 380  
BLOOMSBURG, PA 17815

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025CV1250

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the [www.biddatasets.com/ColumbiaPSheriffsSales](http://www.biddatasets.com/ColumbiaPSheriffsSales) on:

**WEDNESDAY, FEBRUARY 4, 2026**  
At 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

**THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF COLUMBIA, AND IS DESCRIBED AS FOLLOWS:**  
ALL THAT CERTAIN PIECE AND PARCEL OF LAND SITUATE IN CATAWISSA BOROUG, COLUMBIA COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A MARK IN THE CONCRETE SIDEWALK AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF THIRD STREET AND AN ALLEY; THENCE ALONG THE SOUTHERLY LINE OF SAID STREET, NORTH 27 DEGREES 45 MINUTES EAST, 48 FEET TO AN IRON PIN CORNER IN LINE OF LAND NOW OR FORMERLY OF EUGENE WELLS; THENCE ALONG THE LINE OF LAND NOW OR FORMERLY OF SAID WELLS SOUTH 61 DEGREES 45 MINUTES EAST, 94 FEET TO AN IRON PIN CORNER IN LINE OF OTHER LANDS NOW OR FORMERLY OF THE CATAWISSA VALLEY NATIONAL BANK;  
THENCE ALONG THE LINE OF LAND OF SAID CATAWISSA VALLEY NATIONAL BANK SOUTH 27 DEGREES 45 MINUTES WEST, 48 FEET TO AN IRON PIN CORNER IN THE EASTERLY LINE OF THE AFORESAID ALLEY; THENCE ALONG THE EASTERLY LINE OF SAID ALLEY, NORTH 61 DEGREES 45 MINUTES WEST 94 FEET TO A MARK IN A CONCRETE SIDEWALK; THE PLACE OF BEGINNING.  
PARCEL NUMBER(S): 080213801  
Property Address: 134 N 3rd Street, Catawissa, PA 17820-1220  
Parcel No. 080213801

BEING the same premises which Clair E. Kingston and Vicki A. Kingston by Deed dated December 15, 2006 and recorded in the Office of Recorder of Deeds of Columbia County on December 15, 2006 granted and conveyed unto George B. Hughley, George B. Hughley having departed this life on May 19, 2024.

PROPERTY ADDRESS: 134 N 3RD STREET, CATAWISSA, PA 17820  
UPI / TAX PARCEL NUMBER: 08 021 3801

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF GEORGE B. HUGHLEY, DECEASED, EARLENE HUGHLEY THE UNKNOWN HEIRS OF GEORGE B. HUGHLEY, DECEASED, KYLE COSCETTO-MILLER, ESQ. in suit of MORTGAGE ASSETS MANAGEMENT LLC.

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for breach of contract, in the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: **TIMOTHY CHAMBERLAIN, Sheriff**  
STERN & HISENBERG, PC  
WARRINGTON, PA 1-215-572-8111  
COLUMBIA COUNTY, PENNSYLVANIA

**SHERIFF'S SALE**  
By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2021CV40

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the [www.biddatasets.com/ColumbiaPSheriffsSales](http://www.biddatasets.com/ColumbiaPSheriffsSales) on:

**WEDNESDAY, FEBRUARY 4, 2026**  
At 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

**ALL THAT CERTAIN PROPERTY SITUATED IN THE TOWNSHIP OF SCOTT, COUNTY OF COLUMBIA AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED OCTOBER 22, 1930 AND RECORDED NOVEMBER 6, 1936, AMONG THE LAND RECORDS OF THIS COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 641 AND PAGE 159.**

BEING THE SAME PREMISES WHICH TAX CLAIM BUREAU OF THE COUNTY OF COLUMBIA, PENNSYLVANIA, AS TRUSTEE, BY DEED DATED APRIL 18, 2022 AND RECORDED ON APRIL 18, 2022, IN THE COLUMBIA COUNTY RECORDER OF DEEDS OFFICE AS INSTRUMENT NO. 202203683, GRANTED AND CONVEYED UNTO WILLIAM WATKINS.

Being Known as 31 Easy Street, Bloomsburg, PA 17815  
Parcel I.D. Nos. 31 1B106500000 / 31 1B106600000  
PROPERTY ADDRESS: 31 EASY STREET, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 311B106500000/311B106600000

Seized and taken into execution to be sold as the property of MELISSA BERGAN, RUSSELL HILL, DOROTHY RICE, VICKI CLARK, REBECCA HILL, UNKNOWN SURVIVING HEIRS OF PENNY K. BACON, DECEASED, UNKNOWN SURVIVING HEIRS OF PENNY K. BACON, DECEASED, WILLIAM WATKINS in suit of U.S. BANK TRUST NATIONAL ASSOC.

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for breach of contract, in the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: **TIMOTHY CHAMBERLAIN, Sheriff**  
HLADIK ORATO AND FEDERMAN LLP  
NORTH WALES, PA  
COLUMBIA COUNTY, PENNSYLVANIA

**HEARING NOTICE**

TO: Michael Adam Fogay  
125 Evergreen Point, Apt. 202  
Darwin, PA 17821

RE: Goal Change and Adoption of T.E.F. Gender male  
Born to Angel Sal Barbo on April 10, 2015 in Montour County, PA  
Adoption Number: A-9757  
Docket Number: CF-40-09-052-2024  
Luzerne County Court of Common Pleas  
Wilkes-Barre, Pennsylvania

Petitions for Termination of Parental Rights and Goal Change have been filed asking the Court to put an end to all rights you have to your minor child, T.E.F. The Court has set a hearing to consider ending your rights to your minor child. That hearing will be held as set forth below.

PLACE: Luzerne County Courthouse  
Bernard C. Brumback Building  
Orphan's Courtroom, 3rd Floor  
150 North West Street  
Wilkes-Barre, Pennsylvania

DATE: February 12, 2026  
TIME: 1:00 p.m. to 4:30 p.m.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your minor child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services  
Luzerne County Courthouse  
200 North River Street  
Pittston, PA 18640  
(610) 253-4100  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-8028

By: Christopher Harmon, Esquire  
Luzerne County Orphan and Youth Services  
111 North Pennsylvania Blvd., Suite 110  
Wilkes-Barre, Pennsylvania 18701  
Telephone No.: (570) 825-8700

**Sheriff's Sale (Mortgage Foreclosure)**  
No. 2025CV772

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the [www.biddatasets.com/ColumbiaPSheriffsSales](http://www.biddatasets.com/ColumbiaPSheriffsSales) on:

**WEDNESDAY, FEBRUARY 4, 2026**  
At 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

**ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF MOUNT SCHEFFER, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED MORE FULLY AS FOLLOWS:**  
BEGINNING AT AN IRON PIN CORNER SITUATE ALONG THE SOUTHERLY LINE OF Township Public Route No. 545, said point being in the northwesterly corner of Lot No. 4 of the plot of lots of Fannie Kleier and being in line of other lands of Fannie Kleier; thence along the westerly line of lands of Fannie Kleier designated as Lot No. 4, south 3 degrees 11 minutes 16 seconds east, 435.48 feet to an iron pin corner in line of lands of Herman E. and Ernie Border; thence along the lands of Border, south 81 degrees 50 minutes 29 seconds west, 245.37 feet to an iron pin corner at the southeastern corner of Lot No. 2, being other lands of Fannie Kleier; thence along the easterly line of Lot No. 2, north 14 degrees 14 minutes 15 seconds west, 491.84 feet to an iron pin corner being along the southerly line of the aforesaid Township Route No. 545; thence along the southerly line of Township Route No. 545, south 85 degrees 01 minute 10 seconds east, 247.00 feet to the place of BEGINNING. CONTAINING 2.6022 acres of land and being designated as No. 3 of the plot of lots of Fannie Kleier as prepared by Orangeville Surveying Consultants dated August 23, 1976.

\*16 Kindt Road, Bloomsburg, PA 17815  
PROPERTY ADDRESS: 216 KNOTT ROAD, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 26 02 09020

Seized and taken into execution to be sold as the property of NELSON GREGG in suit of FEDERAL RESERVE CREDIT UNION.

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for breach of contract, in the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: **TIMOTHY CHAMBERLAIN, Sheriff**  
WEST, MUOLO, NOON, SWINEHART & BATHGATE  
UNBURY, PA  
PENNSYLVANIA

**Sheriff's Sale (Mortgage Foreclosure)**  
No. 2025CV772

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the [www.biddatasets.com/ColumbiaPSheriffsSales](http://www.biddatasets.com/ColumbiaPSheriffsSales) on:

**WEDNESDAY, FEBRUARY 4, 2026**  
At 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

**ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE Borough of Berwick, Columbia County and State of Pennsylvania, bounded and described as follows, to wit:**  
BEGINNING ON the southerly side of Orange Street, at the northeasterly corner of Lot No. 232; thence South 79 degrees 50 minutes East 46.7 feet to the northeasterly corner of Lot No. 234; thence in a southerly direction along the westerly line of Lot No. 234, 164 feet to the northerly side of a 15 foot alley; thence North 79 degrees 50 minutes West along the northerly side of said alley 46.7 feet to the southeasterly corner of Lot No. 232; thence in a northerly direction along the easterly line of Lot No. 232, 164 feet to Orange Street, the place of BEGINNING.  
BEING Lot No. 232 of Woodin, Eaton & Dickson's Addition to Berwick, Berwick, PA, as shown on the plat of the Berwick Land & Improvement Company's Addition.  
BEING the same premises that Marlene E. Fowler and Jay L. Fowler, her husband, James H. Hahn and Janice Hahn, his wife, Albert L. Hahn and Sylvia Hahn, his wife, and Peggy A. Wallace and Kenneth Wallace, her husband, by deed dated March 30, 2005 and recorded April 5, 2005 in the Office of the Recorder of Deeds of Columbia County, PA, in Instrument No. 200503304, granted and conveyed unto Frank Zwalwski and Patricia Zwalwski, his wife, in fee.  
BEING KNOWN AS: 1610 ORANGE STREET, BERWICK, PA 18603  
PROPERTY D. 04D05 22400  
TITLE TO SAID PREMISES IS VESTED ANTHONY CONNY, UNMARRIED BY DEED FROM FRANK ZWALWSKI AND PATRICIA ZWALWSKI, HUSBAND AND WIFE DATED SEPTEMBER 17, 2021.  
RECORDED SEPTEMBER 22, 2021 AT INSTRUMENT NO. 202109867  
THE SAID ANTHONY CONNY HAVING DEPARTED THIS LIFE ON 10/11/2023

PROPERTY ADDRESS: 1610 ORANGE STREET, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04D 05 22400

Seized and taken into execution to be sold as the property of CARTER CONNY, IN HIS CAPACITY AS HEIR OF ANTHONY CONNY, ANTHONY CONNY, IN HER CAPACITY AS HEIR OF ANTHONY CONNY, ANTHONY CONNY in suit of LAKEVIEW LOAN SERVICING LLC.

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for breach of contract, in the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: **TIMOTHY CHAMBERLAIN, Sheriff**  
BAS CITRON LLC  
MT. LAUREL, NJ  
COLUMBIA COUNTY, PENNSYLVANIA

**Sheriff's Sale (Mortgage Foreclosure)**  
No. 2025CV854

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the [www.biddatasets.com/ColumbiaPSheriffsSales](http://www.biddatasets.com/ColumbiaPSheriffsSales) on:

**WEDNESDAY, FEBRUARY 4, 2026**  
At 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

**ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE Borough of Berwick, Columbia County and State of Pennsylvania, bounded and described as follows, to wit:**  
BEGINNING ON the southerly side of Orange Street, at the northeasterly corner of Lot No. 232; thence South 79 degrees 50 minutes East 46.7 feet to the northeasterly corner of Lot No. 234; thence in a southerly direction along the westerly line of Lot No. 234, 164 feet to the northerly side of a 15 foot alley; thence North 79 degrees 50 minutes West along the northerly side of said alley 46.7 feet to the southeasterly corner of Lot No. 232; thence in a northerly direction along the easterly line of Lot No. 232, 164 feet to Orange Street, the place of BEGINNING.  
BEING Lot No. 232 of Woodin, Eaton & Dickson's Addition to Berwick, Berwick, PA, as shown on the plat of the Berwick Land & Improvement Company's Addition.  
BEING the same premises that Marlene E. Fowler and Jay L. Fowler, her husband, James H. Hahn and Janice Hahn, his wife, Albert L. Hahn and Sylvia Hahn, his wife, and Peggy A. Wallace and Kenneth Wallace, her husband, by deed dated March 30, 2005 and recorded April 5, 2005 in the Office of the Recorder of Deeds of Columbia County, PA, in Instrument No. 200503304, granted and conveyed unto Frank Zwalwski and Patricia Zwalwski, his wife, in fee.  
BEING KNOWN AS: 1610 ORANGE STREET, BERWICK, PA 18603  
PROPERTY D. 04D05 22400  
TITLE TO SAID PREMISES IS VESTED ANTHONY CONNY, UNMARRIED BY DEED FROM FRANK ZWALWSKI AND PATRICIA ZWALWSKI, HUSBAND AND WIFE DATED SEPTEMBER 17, 2021.  
RECORDED SEPTEMBER 22, 2021 AT INSTRUMENT NO. 202109867  
THE SAID ANTHONY CONNY HAVING DEPARTED THIS LIFE ON 10/11/2023

PROPERTY ADDRESS: 1610 ORANGE STREET, BERWICK, PA 18603  
UPI / TAX PARCEL NUMBER: 04D 05 22400

Seized and taken into execution to be sold as the property of CARTER CONNY, IN HIS CAPACITY AS HEIR OF ANTHONY CONNY, ANTHONY CONNY, IN HER CAPACITY AS HEIR OF ANTHONY CONNY, ANTHONY CONNY in suit of LAKEVIEW LOAN SERVICING LLC.

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for breach of contract, in the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: **TIMOTHY CHAMBERLAIN, Sheriff**  
BAS CITRON LLC  
MT. LAUREL, NJ  
COLUMBIA COUNTY, PENNSYLVANIA

**HEARING NOTICE**

TO: Michael Adam Fogay  
125 Evergreen Point, Apt. 202  
Darwin, PA 17821

RE: Goal Change and Adoption of T.E.F. Gender male  
Born to Angel Sal Barbo on April 10, 2015 in Montour County, PA  
Adoption Number: A-9757  
Docket Number: CF-40-09-052-2024  
Luzerne County Court of Common Pleas  
Wilkes-Barre, Pennsylvania

Petitions for Termination of Parental Rights and Goal Change have been filed asking the Court to put an end to all rights you have to your minor child, T.E.F. The Court has set a hearing to consider ending your rights to your minor child. That hearing will be held as set forth below.

PLACE: Luzerne County Courthouse  
Bernard C. Brumback Building  
Orphan's Courtroom, 3rd Floor  
150 North West Street  
Wilkes-Barre, Pennsylvania

DATE: February 12, 2026  
TIME: 1:00 p.m. to 4:30 p.m.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your minor child may be ended by the Court without you being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services  
Luzerne County Courthouse  
200 North River Street  
Pittston, PA 18640  
(610) 253-4100  
Wilkes-Barre, Pennsylvania 18711  
(570) 825-8028

By: Christopher Harmon, Esquire  
Luzerne County Orphan and Youth Services  
111 North Pennsylvania Blvd., Suite 110  
Wilkes-Barre, Pennsylvania 18701  
Telephone No.: (570) 825-8700

**Sheriff's Sale (Mortgage Foreclosure)**  
No. 2025CV772

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the [www.biddatasets.com/ColumbiaPSheriffsSales](http://www.biddatasets.com/ColumbiaPSheriffsSales) on:

**WEDNESDAY, FEBRUARY 4, 2026**  
At 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

**ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND SITUATE IN THE TOWNSHIP OF MOUNT SCHEFFER, COUNTY OF COLUMBIA, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED MORE FULLY AS FOLLOWS:**  
BEGINNING AT AN IRON PIN CORNER SITUATE ALONG THE SOUTHERLY LINE OF Township Public Route No. 545, said point being in the northwesterly corner of Lot No. 4 of the plot of lots of Fannie Kleier and being in line of other lands of Fannie Kleier; thence along the westerly line of lands of Fannie Kleier designated as Lot No. 4, south 3 degrees 11 minutes 16 seconds east, 435.48 feet to an iron pin corner in line of lands of Herman E. and Ernie Border; thence along the lands of Border, south 81 degrees 50 minutes 29 seconds west, 245.37 feet to an iron pin corner at the southeastern corner of Lot No. 2, being other lands of Fannie Kleier; thence along the easterly line of Lot No. 2, north 14 degrees 14 minutes 15 seconds west, 491.84 feet to an iron pin corner being along the southerly line of the aforesaid Township Route No. 545; thence along the southerly line of Township Route No. 545, south 85 degrees 01 minute 10 seconds east, 247.00 feet to the place of BEGINNING. CONTAINING 2.6022 acres of land and being designated as No. 3 of the plot of lots of Fannie Kleier as prepared by Orangeville Surveying Consultants dated August 23, 1976.

\*16 Kindt Road, Bloomsburg, PA 17815  
PROPERTY ADDRESS: 216 KNOTT ROAD, BLOOMSBURG, PA 17815  
UPI / TAX PARCEL NUMBER: 26 02 09020

Seized and taken into execution to be sold as the property of NELSON GREGG in suit of FEDERAL RESERVE CREDIT UNION.

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for breach of contract, in the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: **TIMOTHY CHAMBERLAIN, Sheriff**  
WEST, MUOLO, NOON, SWINEHART & BATHGATE  
UNBURY, PA  
PENNSYLVANIA

## Come Join Our Team!

### Now Hiring

## We're Looking for Full-Time General Maintenance - 3rd Shift Job Responsibilities:

- Maintenance and repair of building and equipment utilizing summary skills.
- Welding, cutting, metal fabrication, electrical/electronic troubleshooting, carpentry, plumbing, piping, etc.
- Snow removal, grounds maintenance and vehicle maintenance.
- Installation of new equipment, facilities remodeling and alterations, as required.
- Parts ordering and record keeping.
- Utility functions errands, routine car-do tasks.
- Ability to work independently, with minimal supervision.
- Physical ability to lift and/or carry up to 50 lbs.

**PRESS ENTERPRISE**  
If interested, please submit your resume to [hr@presenterprise.net](mailto:hr@presenterprise.net)

## Now Hiring

### Day & Night Production Utility Positions

**PRESS ENTERPRISE**  
Email Resume to: [HR@presenterprise.net](mailto:HR@presenterprise.net)

## Work Wanted

**BUYING JUNK CARS**  
Seward Townd  
570-441-8227

**TIM TODD CONSULTING**  
Book, app, Tls, bus, etc, maint, estate clean ups, snow removal, etc. Call or text for more info. Fully Insured. Ask about our new payment plans. **Veteran owned!**  
570-407-8988 or 570-394-1295

**Home Improvement**  
From set up to clean up! Remodel, Repair, Renovate Additions & Construction Free estimates/insured 570-847-1664

**Miscellaneous Services**  
We will pick up any UNWANTED CLOTHING for FREE ANY AMOUNT. 570-821-2111

**Painting**  
**BRANNON PAINTING**  
Interior-Exterior 570-784-4300

**NEW TODAY**  
**CHRIS NEMCHICK PAINTING**  
Interior/Exterior, wallpaper, 570-458-0776

**A Full Description Brings Results!**

## King Classic Sudoku

1	5		2	3				
	3	8						
8	6			4				
	7	8		1				
5	8	1		4	7			
					7	8	3	
	2				9	7		
	3	8	6				5	
	6	2		3				

Difficulty: ★★★ 1/28

## CONCEPTS SUDOKU

Fill in the blank cells using numbers 1 to 9. Each number can appear only once in each row, column and 3x3 block. Use logic and process of elimination to solve the puzzle.

7	2	1	5	4	9	8	6	3
5	8	9	3	6	7	4	1	2
3	6	4	1	8	2	5	9	7
4	5	2	9	1	3	6	7	8
8	9	6	7	2	4	1	3	5
6	1	3	7	5	8	2	4	9
9	4	5	2	7	6	3	8	1
2	7	6	8	3	1	9	5	4
1	3	8	4	9	5	7	2	6

Difficulty: ★★ 1/27

## Work Wanted

**BUYING JUNK CARS**  
Seward Townd  
570-441-8227

**TIM TODD CONSULTING**  
Book, app, Tls, bus, etc, maint, estate clean ups, snow removal, etc. Call or text for more info. Fully Insured. Ask about our new payment plans. **Veteran owned!**  
570-407-8988 or 570-394-1295

**Home Improvement**  
From set up to clean up! Remodel, Repair, Renovate Additions & Construction Free estimates/insured 570-847-1664

**Miscellaneous Services**  
We will pick up any UNWANTED CLOTHING for FREE ANY AMOUNT. 570-821-2111

**Painting**  
**BRANNON PAINTING**  
Interior-Exterior 570-784-4300

**NEW TODAY**  
**CHRIS NEMCHICK PAINTING**  
Interior/Exterior, wallpaper, 570-458-0776

**A Full Description Brings Results!**

## King Classic Sudoku

1	5		2	3				
	3	8						
8	6			4				
	7	8		1				
5	8	1		4	7			
					7	8	3	
	2				9	7		
	3	8	6				5	
	6	2		3				

Difficulty: ★★★ 1/28

## CONCEPTS SUDOKU

Fill in the blank cells using numbers 1 to 9. Each number can appear only once in each row, column and 3x3 block. Use logic and process of elimination to solve the puzzle.

7	2	1	5	4	9	8	6	3
5	8	9	3	6	7	4	1	2
3	6	4	1	8	2	5	9	7
4	5	2	9	1	3	6	7	8
8	9	6	7	2	4	1	3	5
6	1	3	7	5	8	2	4	9
9	4	5	2	7	6	3	8	1
2	7	6	8	3	1	9	5	4
1	3	8	4	9	5	7	2	6

Difficulty: ★★ 1/27

## Work Wanted

**BUYING JUNK CARS**  
Seward Townd  
570-441-8227

**TIM TODD CONSULTING**  
Book, app, Tls, bus, etc, maint, estate clean ups, snow removal, etc. Call or text for more info. Fully Insured. Ask about our new payment plans. **Veteran owned!**  
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We will pick up any UNWANTED CLOTHING for FREE ANY AMOUNT. 570-821-2111

**Painting**  
**BRANNON PAINTING**  
Interior-Exterior 570-784-4300

<

## Timothy Chamberlain

---

**From:** William Swinehart <wswinehart@wmnsb.com>  
**Sent:** Wednesday, January 28, 2026 4:01 PM  
**To:** Timothy Chamberlain  
**Cc:** Missy Shipton (shiptonm@service1.org); Katrina Leshner  
**Subject:** RE: Gross opening bid

Sheriff,

Thank you for the cost sheet. I have added my Max Proxy bid as the attorney for the Credit Union. I am not sure if you inset the Credit Union's max bid in the reserve price or as an upset bid, but that amount is \$78,500.

*William R. Swinehart, Esq.*

Wiest, Muolo, Noon, Swinehart & Bathgate  
P. O. Box 791  
240-246 Market Street  
Sunbury, PA 17801  
570-286-7777 Phone  
570-2868075 Fax  
[wswinehart@wmnsb.com](mailto:wswinehart@wmnsb.com)

---

**From:** Timothy Chamberlain <tchamberlain@columbiapa.org>  
**Sent:** Wednesday, January 28, 2026 3:34 PM  
**To:** William Swinehart <wswinehart@wmnsb.com>  
**Subject:** Gross opening bid

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION

VS.

NELSON L. GROSS  
Defendant

: IN THE COURT OF COMMON PLEAS Plaintiff  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: OF PENNSYLVANIA  
: COLUMBIA COUNTY BRANCH  
: CIVIL ACTION

: CV-772-2025  
: ACTION IN MORTGAGE FORECLOSURE

2025-ED- 88

NOTICE OF SALE  
SHERIFF'S SALE

By virtue of Writ of Execution issued out of the Court of Common Pleas of Columbia County, to the Sheriff directed, there will be exposed at public sale on line at :  
<https://www.bid4assets.com/ColumbiaPASheriffSales> on February 4<sup>th</sup> 2026 @ 9:00 a.m.

The sale upon the property as is more particularly described in the attached description. Seized and taken in execution and to be sold as the property of Nelson L. Gross, by Timothy Chamberlain, Sheriff of Columbia County.

NOTICE is hereby given that any claims to the described property which is attached hereto and made a part hereof as Exhibit "A", shall be filed with the Sheriff before sale and all claims to the proceeds shall be filed before distribution. A schedule of distribution will be filed by the Sheriff within thirty (30) days after sale of the real property. Distribution will be made in accordance with that schedule unless exceptions are filed hereto within ten (10) days after the filing of the schedule.

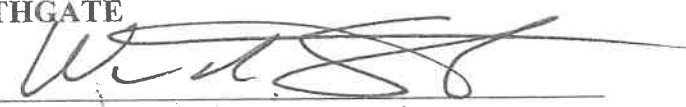
Contact Person:  
William Swinehart

Respectfully submitted,

L.M. @ 10:24 AM  
w/ Reep  
Robyn  
Calliney  
Bach

WIEST, MUOLO, NOON SWINEHART &  
BATHGATE

BY:

  
William R. Swinehart, Esquire  
240-246 Market Street, P.O. Box 791  
Sunbury, PA 17801  
(570) 286-7777  
(570) 286-8075 (fax)  
[wswinehart@wmnsb.com](mailto:wswinehart@wmnsb.com)  
Attorney for Plaintiff

email:

Wswinehart@

Wmnsb.com

SHERIFF'S SALE COST SHEET

25-772

vs. Gross

NO. \_\_\_\_\_ ED NO. \_\_\_\_\_ JD DATE/TIME OF SALE \_\_\_\_\_

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$ <u>150.00</u>	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$ <u>30.00</u>	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$ <u>12.00</u>	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$ <u>5.00</u>	
NOTARY	\$ <u>10.00</u>	
TOTAL *****		\$ <u>379.50</u>

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ <u>1473.35</u>	
SOLICITOR'S SERVICES	\$150.00	
TOTAL *****		\$ <u>1773.35</u>

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ <u>86.75</u>	
TOTAL *****		\$ <u>96.75</u>

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ _____	
SCHOOL DIST. 20	\$ _____	
DELINQUENT 20	\$ <u>15.00</u>	
TOTAL *****		\$ <u>15.00</u>

MUNICIPAL FEES DUE:

SEWER 20	\$ _____	
WATER 20	\$ _____	
TOTAL *****		\$ <u>0</u>

SURCHARGE FEE (DSTE)	\$ <u>40.00</u>	
MISC. _____	\$ _____	
_____	\$ _____	
TOTAL *****		\$ <u>0</u>

TOTAL COSTS (OPENING BID) \$ 2304.60

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION  
vs.  
NELSON L GROSS

Case Number  
2025CV772

## SHERIFF'S RETURN OF SERVICE

12/26/2025 02:30 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 216 KINDT ROAD, BLOOMSBURG, PA 17815.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

December 29, 2025

### NOTARY

Affirmed and subscribed to before me this

29TH day of DECEMBER, 2025

Plaintiff Attorney: WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 MARKET STREET, SUNBURY, PA 17801

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION  
vs.  
NELSON L GROSS

Case Number  
2025CV772

## SHERIFF'S RETURN OF SERVICE

10/20/2025 10:24 AM - DEPUTY JONATHAN BROADT, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: NELSON L GROSS AT 200 BERWICK ROAD, ORANGEVILLE, PA 17859.

  
\_\_\_\_\_  
JONATHAN BROADT, DEPUTY

SO ANSWERS,

  
\_\_\_\_\_  
TIMOTHY T. CHAMBERLAIN, SHERIFF

October 20, 2025

### NOTARY

Affirmed and subscribed to before me this

20TH

day of

OCTOBER

, 2025

Plaintiff Attorney: WIEST, MUOLO, NOON, SWINEHART & BATHGATE, 240-246 MARKET STREET, SUNBURY, PA 17801

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION  
vs.  
GROSS, NELSON L

Case Number  
2025CV772

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Posting - Sale Bill **Zone:** 88

**Manner:** < Not Specified > **Expires:** 01/07/2026 **Warrant:**

**Notes:** SALE DATE & TIME: 02/04/2026 AT 9:00 AM  
SHERIFF'S SALE BILL

**Serve To:**

**Name:** (POSTING)

**Primary Address:** 216 KINDT ROAD  
BLOOMSBURG, PA 17815

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:** 12-26-25 **Time:** 14:30

**Deputy:** 3 **Mileage:**

**Attorney / Originator:**

**Name:** WIEST, MUOLO, NOON, SWINEHART & BAT **Phone:**

**Service Attempts:**

<b>Date:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Time:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mileage:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

(POSTING)

2025CV772

216 KINDT ROAD, BLOOMSBURG, PA 17815

EXP: 01/07/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION  
vs.  
GROSS, NELSON L

Case Number  
2025CV772

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 88

**Manner:** < Not Specified > **Expires:** 01/07/2026 **Warrant:**

**Notes:** SALE DATE & TIME: 02/04/2026 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** NELSON L GROSS

**Primary Address:** 216 KINDT ROAD  
BLOOMSBURG, PA 17815 *Appears Vacant*

**Phone:** *-OR-* **DOB:**

**Alternate Address:** 200 BERWICK ROAD  
ORANGEVILLE, PA 17859 *Nursing Home Address*

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:**

**Relation:**

**Date:** 10/20/25 **Time:** 10:24

**Deputy:** 4 **Mileage:**

**Attorney / Originator:**

**Name:** WIEST, MUOLO, NOON, SWINEHART & BAT **Phone:**

**Service Attempts:**

<b>Date:</b>	10/17/25					
<b>Time:</b>	1726					
<b>Mileage:</b>						
<b>Deputy:</b>	3211	2	3	4	5	6

**Service Attempt Notes:**

1. *No answer Appears vacant*
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

GROSS, NELSON L

2025CV772

216 KINDT ROAD, BLOOMSBURG, PA 17815

EXP: 01/07/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION  
vs.  
GROSS, NELSON L

Case Number  
2025CV772

## SERVICE COVER SHEET

**Service Details:**

<b>Category:</b>	Real Estate Sale - Sale Notice	<b>Zone:</b>	88
<b>Manner:</b>	Adult in Charge	<b>Expires:</b>	01/07/2026
<b>Notes:</b>	SALE DATE & TIME: 02/04/2026 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS		
<b>Warrant:</b>			

**Serve To:**

<b>Name:</b>	Central Columbia SD		
<b>Primary Address:</b>	4777 Old Berwick Road Bloomsburg, PA 17815		
<b>Phone:</b>	570-784-2850	<b>DOB:</b>	
<b>Alternate Address:</b>			
<b>Phone:</b>			

**Final Service:**

<b>Served:</b>	Personally <u>Adult In Charge</u> · Posted · Other		
<b>Adult In Charge:</b>	Heidi Ritter		
<b>Relation:</b>	Sec.		
<b>Date:</b>	10/20/25	<b>Time:</b>	8:38
<b>Deputy:</b>	5	<b>Mileage:</b>	

**Attorney / Originator:**

<b>Name:</b>	WIEST, MUOLO, NOON, SWINEHART & BAT	<b>Phone:</b>	
--------------	-------------------------------------	---------------	--

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

CENTRAL COLUMBIA SD 2025CV772 4777 OLD BERWICK ROAD, BLOOMSBURG, PA 17815 EXP: 01/07/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION  
vs.  
GROSS, NELSON L

Case Number  
2025CV772

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 88

**Manner:** Adult in Charge **Expires:** 01/07/2026 **Warrant:**

**Notes:** SALE DATE & TIME: 02/04/2026 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS  
*Appear vacant*

**Serve To:**

**Name:** OCCUPANT

**Primary Address:** 216 KINDT ROAD  
BLOOMSBURG, PA 17815

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge  **Posted**  Other

**Adult In Charge:**

**Relation:**

**Date:** 10-17-25 **Time:** 14:26

**Deputy:** 11 **Mileage:**

**Attorney / Originator:**

**Name:** WIEST, MUOLO, NOON, SWINEHART & BAT **Phone:**

**Service Attempts:**

<b>Date:</b>	10/17/25					
<b>Time:</b>	14:25					
<b>Mileage:</b>						
<b>Deputy:</b>	3011	2	3	4	5	6

**Service Attempt Notes:**

1. *Appear vacant*
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

OCCUPANT  
2025CV772  
216 KINDT ROAD, BLOOMSBURG, PA 17815  
EXP: 01/07/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION  
vs.  
GROSS, NELSON L

Case Number  
2025CV772

## SERVICE COVER SHEET

### Service Details:

Category: Real Estate Sale - Sale Notice Zone: 88  
Manner: Adult in Charge Expires: 01/07/2026 Warrant:

Notes: SALE DATE & TIME: 02/04/2026 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

### Serve To:

Name: Columbia County Tax Office  
Primary Address: PO Box 380  
Bloomsburg, PA 17815  
Phone: 570-389-5649 DOB:  
Alternate Address:  
Phone:

### Final Service:

Served: Personally Adult In Charge · Posted · Other  
Adult In Charge: Logan Kardas  
Relation: Tax office  
Date: 10/17/25 Time: 10:46  
Deputy: 11 Mileage:

### Attorney / Originator:

Name: WIEST, MUOLO, NOON, SWINEHART & BAT Phone:

### Service Attempts:

Date:						
Time:						
Mileage:						
Deputy:	1	2	3	4	5	6

### Service Attempt Notes:

- 
- 
- 
- 
- 
- 

COLUMBIA COUNTY TAX C

2025CV772

PO BOX 380, BLOOMSBURG, PA 17815

EXP: 01/07/2026

# SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain  
Sheriff

Michael A. Beyer  
Chief Deputy



SERVICE 1ST FEDERAL CREDIT UNION  
vs.  
GROSS, NELSON L

Case Number  
2025CV772

## SERVICE COVER SHEET

**Service Details:**

**Category:** Real Estate Sale - Sale Notice **Zone:** 88

**Manner:** Adult in Charge **Expires:** 01/07/2026 **Warrant:**

**Notes:** SALE DATE & TIME: 02/04/2026 AT 9:00 AM  
PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

**Serve To:**

**Name:** Domestic Relations Office of Columbia Col

**Primary Address:** 11 WEST MAIN STREET  
2ND FLOOR  
Bloomsburg, PA 17815

**Phone:** **DOB:**

**Alternate Address:**

**Phone:**

**Final Service:**

**Served:** Personally · Adult In Charge · Posted · Other

**Adult In Charge:** Abby Barcenas

**Relation:** Con. Officer

**Date:** 10/17/25 **Time:** 1442

**Deputy:** 11 **Mileage:**

**Attorney / Originator:**

**Name:** WIEST, MUOLO, NOON, SWINEHART & BAT **Phone:**

**Service Attempts:**

<b>Date:</b>						
<b>Time:</b>						
<b>Mileage:</b>						
<b>Deputy:</b>	1	2	3	4	5	6

**Service Attempt Notes:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

DOMESTIC RELATIONS OF 2025CV772 1 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, PA EXP: 01/07/2026

# PRESS ENTERPRISE

3185 Lackawanna Ave  
Bloomsburg, PA 17815

Classifieds: (570) 784-6151  
Toll Free: 888-231-9767 ext 1299  
Fax: (570) 784-6152

Proof of Ad 10/23/2025

Account: **3994**  
Name: **tchamberlain@columbiapa.org**  
Company: **TIM CHAMBERLAIN - COLUM COUNTY SHER**  
Address: **PO BOX 380**  
**BLOOMSBURG, PA 17815**  
Telephone:

Ad ID: **358780**  
Description: **Gross Sale**  
Run Dates: **01/14/2026 - 01/28/2026**  
Class: **0002**  
Orig User: **sshotwel**  
Words: **677**  
Lines: **77**  
Agate Lines: **207**  
Depth: **8.56**  
Blind Box:

---

<b>Total Ad Cost</b>	<b>\$1,473.35</b>			
<b>Amount Paid</b>	<b>\$0.00</b>			
<b>Publication</b>	<b>Start</b>	<b>Stop</b>	<b>Inserts</b>	<b>Cost</b>
Press Enterprise - Class	01/14/2026	01/28/2026	3	1,473.35

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY

PHONE

(570) 389-5622

COURT HOUSE:

P.O. BOX 380

BLOOMSBURG, PA 17815

FAX: (570) 389-5625

24 HOUR PHONE

(570) 784-6300

PRESS ENTERPRISE

Lackawanna Avenue

Bloomsburg, PA 17815

Date : October 17<sup>th</sup> 2025

Re: Sheriffs Sale Advertising Dates

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION

VS.

NELSON L. GROSS

No. 772 of 2025 J.D. and No. 88 of 2025 E.D.

Dear Sir:

Please advertise the enclosed SHERIFF SALE on the following dates:

1 <sup>st</sup> Week	JANUARY 14 <sup>TH</sup> 2026
2 <sup>nd</sup> Week	JANUARY 21 <sup>ST</sup> 2026
3 <sup>rd</sup> Week	JANUARY 28 <sup>TH</sup> 2026

SALE DATE: **FEBRUARY 4<sup>TH</sup> 2026 @ 9:00 a.m**

**I will expose the following described property at public sale at [ww.bid4assets.com/ColumbiaPASheriffSales](http://ww.bid4assets.com/ColumbiaPASheriffSales)**

Feel free to contact me if you have any questions. Sarah 570-389-5622.

Respectfully,

Timothy Chamberlain  
Sheriff of Columbia County

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION : IN THE COURT OF COMMON PLEAS  
Plaintiff : OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
 : OF PENNSYLVANIA  
vs. : COLUMBIA COUNTY BRANCH  
 : CIVIL ACTION  
NELSON L. GROSS :  
Defendant : CV-772-2025  
 :  
 : ACTION IN MORTGAGE FORECLOSURE

2025 - ED - 88

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Susquehanna Community Bank, Plaintiff in the above action, sets forth as of the date of filing of the Praecipe for Writ of Execution, the following information concerning the real property described in the attached Exhibit "A":

1. Name and address of owners or reputed owners:  
  
NELSON L. GROSS  
200 Berwick Road  
Orangeville, PA 17859
2. Name and address of Defendant(s) in the judgment:  
  
NELSON L. GROSS  
200 Berwick Road  
Orangeville, PA 17859
3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:  
  
SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION  
1985 Montour Boulevard  
P.O. Box 159  
Danville, PA 17821
4. Name and address of the last recorded holder of every mortgage of record:  
  
SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION  
1985 Montour Boulevard  
P.O. Box 159  
Danville, PA 17821

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION  
Plaintiff

vs.

NELSON L. GROSS  
Defendant

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: OF PENNSYLVANIA  
: COLUMBIA COUNTY BRANCH  
: CIVIL ACTION  
:  
: CV-772-2025  
:  
: ACTION IN MORTGAGE FORECLOSURE

2025-ED-88

WRIT OF EXECUTION

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF COLUMBIA

To the Sheriff of Columbia County, Pennsylvania:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property, 216 Kindt Road, Bloomsburg, PA 17815, more specifically described and attached hereto as Exhibit "A".

Amount Due:

Principal	\$	72,116.43
Interest to 8/18/25	\$	3,868.76
Late Fee to 8/18/25	\$	200.00
Attorney's Collection Fee	\$	<u>4,000.00</u>
<b>TOTAL AMOUNT DUE</b>	\$	<b>80,185.19</b> plus interest as it accrues thereon at

the rate of \$14.50 per day, attorney's fees and costs and for foreclosure and sale of the mortgaged property. A description of the property is attached hereto as Exhibit "A".

Dated

10/9/2025

(SEAL)

*Stephanie Stroup/da*  
PROTHONOTARY

Proth & Clerk of Sev. Courts  
My Com. Ex. 1st Monday of 2028



SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION  
Plaintiff

vs.

NELSON L. GROSS  
Defendant

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: OF PENNSYLVANIA  
: COLUMBIA COUNTY BRANCH  
: CIVIL ACTION  
:  
: CV-772-2025  
:  
: ACTION IN MORTGAGE FORECLOSURE

2025 - ED - 88

**AFFIDAVIT PURSUANT TO RULE 3129.1**

The Susquehanna Community Bank, Plaintiff in the above action, sets forth as of the date of filing of the Praecipe for Writ of Execution, the following information concerning the real property described in the attached Exhibit "A":

1. Name and address of owners or reputed owners:

NELSON L. GROSS  
200 Berwick Road  
Orangeville, PA 17859

2. Name and address of Defendant(s) in the judgment:

NELSON L. GROSS  
200 Berwick Road  
Orangeville, PA 17859

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION  
1985 Montour Boulevard  
P.O. Box 159  
Danville, PA 17821

4. Name and address of the last recorded holder of every mortgage of record:

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION  
1985 Montour Boulevard  
P.O. Box 159  
Danville, PA 17821

5. Name and address of every other person who has a record lien on the property:

COLUMBIA COUNTY TAX CLAIMS

11 W. Main Street  
Bloomsburg, PA 17815

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Pa SCDU  
P.O. Box 69110  
Harrisburg, PA 17106

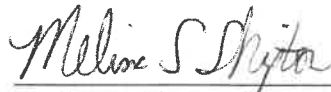
7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Tenant  
216 Kindt Road  
Bloomsburg, PA 17815

Occupant  
216 Kindt Road  
Bloomsburg, PA 17815

**VERIFICATION**

I verify that the statements made in this Affidavit are true and correct. I understand that false statements are made subject to the penalties of 18 Pa. C.S.A. §4904, relating to unsworn falsification to authorities.



\_\_\_\_\_  
Melissa Shipton, Collections Manager  
Service 1<sup>st</sup> Federal Credit Union

## Exhibit "A"

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate in the Township of Mount Pleasant, County of Columbia, and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin corner situate along the southerly line of Township Public Route No. 545, said point being in the northwesterly corner of Lot No. 4 of the plot of lots of Fannie Ikeler and being in line of other lands of Fannie Ikeler; thence along the westerly line of lands of Fannie Ikeler designated as Lot No. 4, south 3 degrees 14 minutes 15 seconds east, 435.48 feet to an iron pin corner in line of lands of Harman E. and Erma Border; thence along the lands of Border, south 81 degrees 50 minutes 29 seconds west, 245.37 feet to an iron pin corner at the southeasterly corner of Lot No. 2 being other lands of Fannie Ikeler; thence along the easterly line of lot No. 2, north 3 degrees 14 minutes 15 seconds west, 491.84 feet to an iron pin corner situate along the southerly line of the aforesaid Township Route No. 545; thence along the southerly line of Township Route 545, south 85 degrees 01 minute 10 seconds east, 247.00 feet to the place of beginning. CONTAINING 2.602 acres of land and being designated as Lot No. 3 of the plot of lots of Fannie Ikeler as prepared by Orangeville Surveying Consultants dated August 23, 1976.

**216 Kindt Road, Bloomsburg, PA 17815**

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION

VS.

NELSON L. GROSS  
Defendant

: IN THE COURT OF COMMON PLEAS Plaintiff  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: OF PENNSYLVANIA  
: COLUMBIA COUNTY BRANCH  
: CIVIL ACTION  
  
: CV-772-2025  
: ACTION IN MORTGAGE FORECLOSURE

2025-ED- 88

NOTICE OF SALE  
SHERIFF'S SALE

By virtue of Writ of Execution issued out of the Court of Common Pleas of Columbia County, to the Sheriff directed, there will be exposed at public sale on line at :  
<https://www.bid4assets.com/ColumbiaPASheriffSales> on February 4<sup>th</sup> 2026 @ 9:00 a.m.

The sale upon the property as is more particularly described in the attached description. Seized and taken in execution and to be sold as the property of Nelson L. Gross, by Timothy Chamberlain, Sheriff of Columbia County.

NOTICE is hereby given that any claims to the described property which is attached hereto and made a part hereof as Exhibit "A", shall be filed with the Sheriff before sale and all claims to the proceeds shall be filed before distribution. A schedule of distribution will be filed by the Sheriff within thirty (30) days after sale of the real property. Distribution will be made in accordance with that schedule unless exceptions are filed hereto within ten (10) days after the filing of the schedule.

Respectfully submitted,

**WIEST, MUOLO, NOON SWINEHART &  
BATHGATE**

BY: 

William R. Swinehart, Esquire  
240-246 Market Street, P.O. Box 791  
Sunbury, PA 17801  
(570) 286-7777  
(570) 286-8075 (fax)  
[wswinehart@wmnsb.com](mailto:wswinehart@wmnsb.com)  
Attorney for Plaintiff

## Exhibit "A"

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate in the Township of Mount Pleasant, County of Columbia, and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin corner situate along the southerly line of Township Public Route No. 545, said point being in the northwesterly corner of Lot No. 4 of the plot of lots of Fannie Ikeler and being in line of other lands of Fannie Ikeler; thence along the westerly line of lands of Fannie Ikeler designated as Lot No. 4, south 3 degrees 14 minutes 15 seconds east, 435.48 feet to an iron pin corner in line of lands of Harman E. and Erma Border; thence along the lands of Border, south 81 degrees 50 minutes 29 seconds west, 245.37 feet to an iron pin corner at the southeasterly corner of Lot No. 2 being other lands of Fannie Ikeler; thence along the easterly line of lot No. 2, north 3 degrees 14 minutes 15 seconds west, 491.84 feet to an iron pin corner situate along the southerly line of the aforesaid Township Route No. 545; thence along the southerly line of Township Route 545, south 85 degrees 01 minute 10 seconds east, 247.00 feet to the place of beginning. CONTAINING 2.602 acres of land and being designated as Lot No. 3 of the plot of lots of Fannie Ikeler as prepared by Orangeville Surveying Consultants dated August 23, 1976.

**216 Kindt Road, Bloomsburg, PA 17815**

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION : IN THE COURT OF COMMON PLEAS Plaintiff  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
VS. : OF PENNSYLVANIA  
: COLUMBIA COUNTY BRANCH  
: CIVIL ACTION  
NELSON L. GROSS : CV-772-2025  
Defendant : ACTION IN MORTGAGE FORECLOSURE

2025-ED- 88

NOTICE OF SALE  
SHERIFF'S SALE

By virtue of Writ of Execution issued out of the Court of Common Pleas of Columbia County, to the Sheriff directed, there will be exposed at public sale on line at :  
<https://www.bid4assets.com/ColumbiaPASheriffSales> on February 4<sup>th</sup> 2026 @ 9:00 a.m.

The sale upon the property as is more particularly described in the attached description. Seized and taken in execution and to be sold as the property of Nelson L. Gross, by Timothy Chamberlain, Sheriff of Columbia County.

NOTICE is hereby given that any claims to the described property which is attached hereto and made a part hereof as Exhibit "A", shall be filed with the Sheriff before sale and all claims to the proceeds shall be filed before distribution. A schedule of distribution will be filed by the Sheriff within thirty (30) days after sale of the real property. Distribution will be made in accordance with that schedule unless exceptions are filed hereto within ten (10) days after the filing of the schedule.

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION  
Plaintiff

vs.

NELSON L. GROSS  
Defendant

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: OF PENNSYLVANIA  
: COLUMBIA COUNTY BRANCH  
: CIVIL ACTION  
:  
: CV-772-2025  
:  
: ACTION IN MORTGAGE FORECLOSURE

**2025-ED-88**


**WAIVER OF WATCHMEN**

Deputy Sheriff levying upon or attaching any property under the Writ of Execution issued herein may leave the same without a watchmen in custody of whomever is found in possession, after notifying the person of the levy or attachment without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

Respectfully submitted,

**WIEST, MUOLO, NOON SWINEHART &  
BATHGATE**

BY: \_\_\_\_\_

  
William R. Swinehart, Esquire  
240-246 Market Street, P.O. Box 791  
Sunbury, PA 17801  
(570) 286-7777  
(570) 286-8075 (fax)  
[wswinehart@wmnsb.com](mailto:wswinehart@wmnsb.com)  
Attorney for Plaintiff

SERVICE 1<sup>ST</sup> FEDERAL CREDIT UNION  
Plaintiff

vs.

NELSON L. GROSS  
Defendant

: IN THE COURT OF COMMON PLEAS  
: OF THE 26<sup>TH</sup> JUDICIAL DISTRICT  
: OF PENNSYLVANIA  
: COLUMBIA COUNTY BRANCH  
: CIVIL ACTION  
:  
: CV-772-2025  
:  
: ACTION IN MORTGAGE FORECLOSURE

2025-ED-88

**AFFIDAVIT OF NON-MILITARY SERVICE**

COMMONWEALTH OF PENNSYLVANIA

:  
:  
:

SS.

COUNTY OF COLUMBIA

Melissa S. Shipton, being duly sworn according to law, deposes and says that she is the Collections Supervisor of Service 1<sup>st</sup> Federal Credit Union, Plaintiff, in the above-captioned matter; and that, as such, is authorized to make this Affidavit on its behalf; and, that to the best of her knowledge, information and belief, the Defendants above-named are not in the military or naval service of the United States of America or any State or Territory thereof; and that the last known address of the Defendants is as follows:

**Nelson L. Gross  
200 Berwick Road  
Orangeville, PA 17859**

*Melissa S. Shipton*

Melissa S. Shipton, Collections Supervisor  
Service 1<sup>st</sup> Federal Credit Union

Sworn to and subscribed  
before me this 11  
day of September, 2025.

*Alison Luzenski*  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Alison Luzenski, Notary Public  
Montour County  
My commission expires October 27, 2026  
Commission number 1422520  
Member, Pennsylvania Association of Notaries

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025CV772

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property to public sale at [www.bid4assets.com/ColumbiaPASheriffSales](http://www.bid4assets.com/ColumbiaPASheriffSales).

**WEDNESDAY, FEBRUARY 04, 2026**  
**AT 9:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

---

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND situate in the Township of Mount Pleasant, County of Columbia, and State of Pennsylvania, bounded and described more fully as follows:

BEGINNING at an iron pin corner situate along the southerly line of Township Public Route No. 545, said point being in the northwesterly corner of Lot No. 4 of the plot of lots of Fannie Ikeler and being in line of other lands of Fannie Ikeler; thence along the westerly line of lands of Fannie Ikeler designated as Lot No. 4, south 3 degrees 14 minutes 15 seconds east, 435.48 feet to an iron pin corner in line of lands of Harman E. and Erma Border; thence along the lands of Border, south 81 degrees 50 minutes 29 seconds west, 245.37 feet to an iron pin corner at the southeasterly corner of Lot No. 2 being other lands of Fannie Ikeler; thence along the easterly line of lot No. 2, north 3 degrees 14 minutes 15 seconds west, 491.84 feet to an iron pin corner situate along the southerly line of the aforesaid Township Route No. 545; thence along the southerly line of Township Route 545, south 85 degrees 01 minute 10 seconds east, 247.00 feet to the place of beginning. CONTAINING 2.602 acres of land and being designated as Lot No. 3 of the plot of lots of Fannie Ikeler as prepared by Orangeville Surveying Consultants dated August 23, 1976.

216 Kindt Road, Bloomsburg, PA 17815

PROPERTY ADDRESS: 216 KINDT ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 26 02 00902

Seized and taken into execution to be sold as the property of NELSON L GROSS in suit of SERVICE 1ST FEDERAL CREDIT UNION.

---

**TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE:** The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:  
WEST, MUOLO, NOON, SWINEHART & BATHGATE  
SUNBURY, PA

**TIMOTHY T. CHAMBERLAIN, Sheriff**  
COLUMBIA COUNTY, Pennsylvania

William R. Swinehart, Esquire  
**WIEST, MUOLO, NOON, SWINEHART & BATHGATE**  
Attorney I.D. #55806  
240-246 Market Street  
P.O. Box 791  
Sunbury, PA 17801  
(570) 286-7777  
[wswinehart@wmnsb.com](mailto:wswinehart@wmnsb.com)  
Attorney for Plaintiff

---

SERVICE 1 <sup>ST</sup> FEDERAL CREDIT UNION	:	IN THE COURT OF COMMON PLEAS
Plaintiff	:	OF THE 26 <sup>TH</sup> JUDICIAL DISTRICT
	:	OF PENNSYLVANIA
vs.	:	COLUMBIA COUNTY BRANCH
	:	CIVIL ACTION
NELSON L. GROSS	:	
Defendant	:	CV-772-2025
	:	
	:	ACTION IN MORTGAGE FORECLOSURE

**DIRECTIONS TO THE SHERIFF**

TO: COLUMBIA COUNTY SHERIFF

Please serve the Writ of Execution, Notice of Sheriff's Sale, Affidavit Pursuant to Rule 3129.1 on the Defendant at the following address:

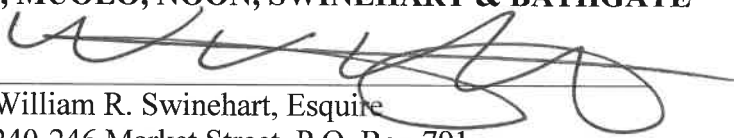
Nelson L. Gross  
200 Berwick Road  
Orangeville, PA 17859

Please provide a copy of the Return of Service to our office. Thank you.

Respectfully submitted,

**WIEST, MUOLO, NOON, SWINEHART & BATHGATE**

BY: \_\_\_\_\_

  
William R. Swinehart, Esquire  
240-246 Market Street, P.O. Box 791  
Sunbury, PA 17801  
(570) 286-7777  
(570) 286-8075 (fax)  
*Attorney for Plaintiff*

# **WIEST, MUOLO, NOON, SWINEHART & BATHGATE**

ROBERT J. MUOLO  
DAVID D. NOON  
WILLIAM R. SWINEHART  
ROGER V. WIEST, II  
JAMES C. BATHGATE

JOHN C. KLINGERMANN, III, ASSOCIATE

**LAW OFFICES  
ESTABLISHED 1965  
ROGER V. WIEST (1965-2021)**  
240-246 MARKET STREET  
P.O. BOX 791  
SUNBURY, PA 17801  
**(570) 286-7777**

FAX: (570) 286-8075  
FIRM EMAIL: [attwiest@ptd.net](mailto:attwiest@ptd.net)

THOMAS E. BOOP - OF COUNSEL

MOUNT CARMEL OFFICE: (570) 339-1935  
HERNDON OFFICE: (570) 758-5544

DIRECT EMAIL:  
[wswinehart@wmnsb.com](mailto:wswinehart@wmnsb.com)

October 7, 2025

Stephanie Stroup Prothonotary  
Columbia County Courthouse  
35 W. Main Street  
Bloomsburg, PA 17815

RE: Service 1<sup>st</sup> Federal Credit Union vs. Nelson L. Gross

Dear Ms. Stroup:

Attached hereto please find for filing the following Execution Documents:

- Praecepte for Writ of Execution – Original and four copies.
- Writ of Execution – Original and ten copies.
- Waiver of Watchmen – Original and three copies
- Affidavit of Non-Military Service – Original and three copies
- Affidavit Pursuant to Rule 3129.1 – Original and ten copies
- Notice of Sheriff Sale – Original and ten copies

Please file the same and forward three time-stamped copies of the Writ of Execution, three time-stamped copies of the Notice of Sheriff Sale and one time-stamped copy of each of the remaining documents to the Sheriff for service along with the enclosed check made payable to Columbia County Sheriff and the Directions to the Sheriff. Please return the remaining time-stamped documents to the undersigned in the enclosed self-addressed stamped envelope.

Attn:  
Swinehart  
office  
called  
10/14/25

**WIEST, MUOLO, NOON, SWINEHART & BATHGATE**

Page 2

RE: Service 1<sup>st</sup> Federal Credit Union vs. Nelson L. Gross

Also enclosed please find your check for filing the same.

Thank you for your anticipated cooperation in this matter.

If you need further information or documentation, please do not hesitate to contact us.

Very truly yours,

**WIEST, MUOLO, NOON, SWINEHART &  
BATHGATE**

A handwritten signature in black ink, appearing to read 'W. R. Swinehart', written in a cursive style.

William R. Swinehart

WRS/kml  
Enclosures

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.  
2. Print your name and address on the reverse so that we can return the card to you.  
3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:  
SCDU  
PO. Box 69110  
Harrisburg, PA 17104



9590 9402 9501 5069 5795 85

Article Number (Transfer from service label)  
9589 0710 5270 3181 3383 65

S Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
*[Signature]*  Agent  Addressee  
B. Received by (Printed Name)  
HOLLAND  
C. Date of Delivery  
OCT 20 2020

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No  
OCT 20 2025

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
 Collect on Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery Restricted Delivery  Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY  
A. Signature on file  Agent  Addressee  
X With USPS 17107  
B. Received by (Printed Name)  
0192020  
D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Priority Mail Express®  
 Adult Signature  Registered Mail™  
 Adult Signature Restricted Delivery  Registered Mail Restricted Delivery  
 Certified Mail®  Signature Confirmation™  
 Certified Mail Restricted Delivery  Restricted Delivery

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.  
2. Print your name and address on the reverse so that we can return the card to you.  
3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:  
Small Business Administration  
660 American Ave #301  
King Of Prussia, PA 19406



9590 9402 9501 5069 5790 04

Article Number (Transfer from service label)  
9589 0710 5270 3181 3385 63

S Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
*[Signature]*  Agent  Addressee  
B. Received by (Printed Name)  
C. Date of Delivery  
10-20

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
 Collect on Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery Restricted Delivery  Restricted Delivery

SENDER: COMPLETE THIS SECTION  
1. Complete items 1, 2, and 3.  
2. Print your name and address on the reverse so that we can return the card to you.  
3. Attach this card to the back of the mailpiece, or on the front if space permits.  
1. Article Addressed to:  
Office of F.A.I.R  
P.O. BOX 8016  
HARRISBURG, PA 17105

9590 9402 9501 5069 5790 11

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.  
2. Print your name and address on the reverse so that we can return the card to you.  
3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:  
S. Treasury Department  
100 Arch Street  
Room 3259  
Philadelphia, PA 19106



9590 9402 9501 5069 5796 08

Article Number (Transfer from service label)  
9589 0710 5270 3181 3385 49

S Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
*[Signature]*  Agent  Addressee  
B. Received by (Printed Name)  
C. Date of Delivery  
10/20/20

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Signature Confirmation™  
 Collect on Delivery  Signature Confirmation Restricted Delivery  
 Collect on Delivery Restricted Delivery  Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY  
A. Signature on file  Agent  Addressee  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY GUARD PROGRAM™ FEATURES

NO. 0000222407



Friends you can bank on.  
1985 Montour Blvd • PO Box 159  
Danville, PA 17821-0159

60-8760/2313

\*\*\* TWO THOUSAND DOLLARS AND 00 CENTS \*\*\*

09/11/25

\$2,000.00

PAY EXACTLY **2,000** Dollars **00** cents

COLUMBIA COUNTY SHERIFF

TO THE ORDER OF



AUTHORIZED SIGNATURE

*Frank J. Ben*

THIS CHECK CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS  
⑈00000222407⑈ ⑈231387502⑈900100000⑈78